



Cecilia Road, E8 2ER

£550,000

Share of Freehold

Castles



Cecilia Road, E8 2ER

Castles Hackney are proud to present this one-bedroom Victorian conversion, combining period charm with modern luxury. Located on the desirable Cecilia Road, this stylish property offers a unique living experience in the heart of Hackney, with a range of cafés, shops, and amenities just moments away. The property has been renovated to an exceptional standard throughout, blending contemporary design with original features such as sash windows and elegant wooden floors. The open-plan living and kitchen area provides a spacious, modern layout perfect for entertaining, with sleek finishes and striking Crittall-style doors that lead out to a large, shared garden—ideal for outdoor dining and relaxation. Custom-built storage solutions have been cleverly integrated to maximize space and maintain a clean, sophisticated look. For added comfort, the home includes underfloor heating, making it cosy throughout the year. There is also a separate study area, perfect for those who work from home or need a creative space.

The property is offered chain-free, ensuring a smooth, hassle-free buying process, and comes with the added benefit of a share of freehold, giving buyers greater control over property management. Cecilia Road is ideally situated close to Ridley Road Market, Mare Street, and Kingsland High Street, with an abundance of local cafés and amenities just a short walk away. Dalston Kingsland, Dalston Junction, and Hackney Downs Overground stations are all approximately half a mile from the property, providing easy access to the City and beyond. This beautifully appointed home in one of Hackney's most vibrant areas is a rare find and early viewing is highly recommended. Being sold on chain free basis.

Tenure – Share of Freehold

Tenure Arrangements 105 years remaining

Service Charge Ad-Hoc Basis

Ground Rent N/A

Council Tax Band B

EPC – C 74, 91

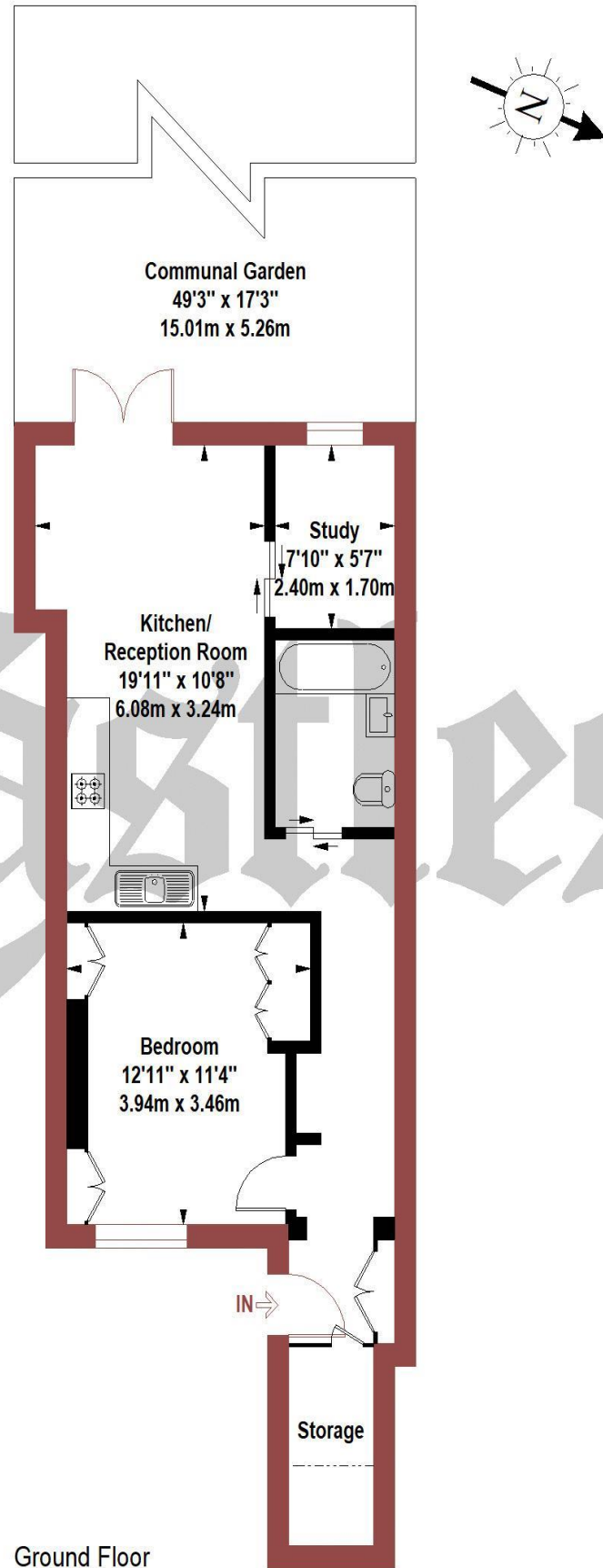
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020 8985 0106
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Approx. Gross Internal Area = 53.88 sq m / 580 sq ft



An overview of Hackney

Lower Clapton

A socially diverse and vibrantly multicultural area bounded by the open green spaces of Hackney Downs to the West, Lea Valley park to the East and the conservation area of Clapton ponds to the North. The area boasts an array of period properties combined with modern apartment buildings.

With its diverse independent retailers in Chatsworth Road and the 'ever popular' high street shopping facilities of Mare Street, accompanied with local schools and transport facilities ensures that Lower Clapton remains a desirable area to reside.

Transport

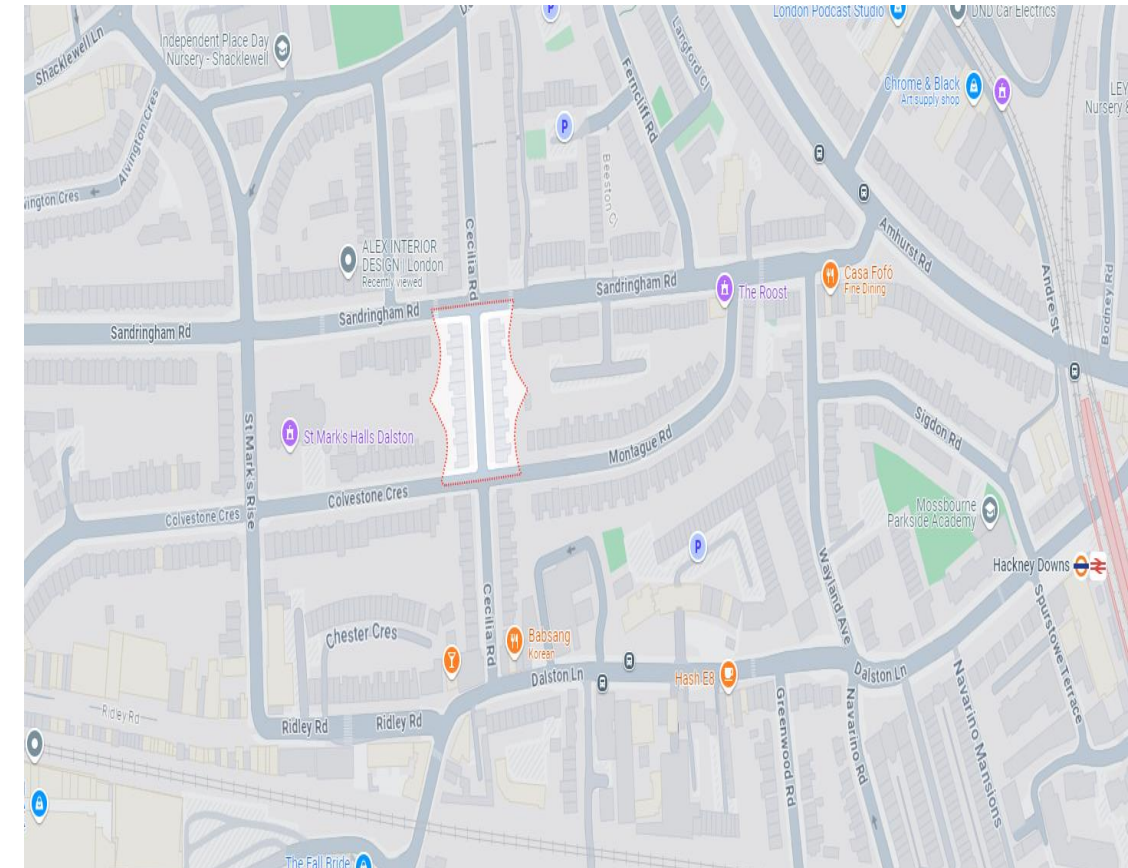
The area is served well through a network of local bus routes and train services. (Hackney Downs Main Line Station into Liverpool Street and Homerton & Hackney Central Stations on the North London Line

Shopping And Leisure

A diverse selection of shops, restaurants, bars and cafés accompanied by an array of local heritage sites, theatres and recreational facilities can be sourced locally.

Directions

If you are visiting the office by car you will find parking in the side roads off Lower Clapton Road or pay & Display directly outside our office in Median Road. (Turn into Powerscroft Road(one-way) and right again into Median Road).



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The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.



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